

CONVEYANCING PRACTICE

CHAPTER I THE PRACTICE OF CONVEYANCING

"CONVEYANCING/" according to a well-known dictionary, is " the art or practice of drawing deeds, leases, or other writings for transferring the title to property from one person to another."

In actual practice, that part of a Solicitor's work which is called " conveyancing" deals with the sale and purchase (and mortgage) of property, the granting of leases and the making of wills (with other minor matters like Powers of Attorney, Bills of Sale, etc.). It is not confined to the actual *drawing* (or preparing) of the deeds (as the dictionary definition would seem to indicate), but includes all matters incidental to the transfer of the property, such as investigating the vendor's title, searching for any incumbrances affecting both the property and the vendor's title and generally seeing the transaction through all its stages to completion.

The greater part of conveyancing work relates to the sale and purchase of freehold and leasehold houses and land. Such work forms, in most cases, a considerable and lucrative part of a Solicitor's practice, and a knowledge of conveyancing is essential to all Solicitors' clerks, even to

those who
propose to specialize in other branches
of the law,
and legal practice, such as litigation.

The steps in an ordinary sale or
purchase of
property are briefly as follows.